

Traffic Engineer Referral Response

Application Number:	DA2019/0332
Responsible Officer	
Land to be developed (Address):	Lot 92 DP 564686 , 55 Kalang Road ELANORA HEIGHTS NSW 2101

Officer comments

The proposed development is for construction of a shop-top housing comprising 6 residential units and about 197m² of retail, and provides 15 parking spaces including 3 sets of mechanical stacker. The access to the car parking is located off the right of carriageway.

The traffic generating from the development is considered to have marginal impact on the road network and is acceptable.

The parking provision required for the proposed development in accordance with Pittwater DCP will be 20 parking spaces. The offset of the retail parking space to the angle parking spaces outside the premises is deemed acceptable, however, the proposal in its current form cannot be supported due to the following:

- The provision of mechanical parking stackers are not supported and other alternatives have to be taken into consideration to avoid the mechanical stackers.
- A loading bay accommodating the minimum of small rigid truck(SRVs) is to be provided off the street. In accordance with Australian Standards, the minimum height clearance of 3.5m will be required all along the right of way to provide access to SRVs. Also, a swept path analysis shall be provided to ensure that service vehicles will be able to enter and exit in forward direction.
- All retail parking spaces are to be accessible to the public and shall not be restricted or obstructed behind roller doors.

It is noted that the proposal includes the construction of right of way to match the levels of neighboring right of way. The consolidation of the two right of ways of No.55 and 57 Kalang Road will provide adequate width for a two-way vehicular access with no conflicts. An appropriate condition of consent should be considered by the allocated development officer for the shared use of the consolidated right of way, if not possible, the applicant shall address the provision of waiting area off the street for entering vehicles to give way to exiting vehicle should a vehicle exiting the driveway simultaneously.

In view of the forgoing, the proposal cannot be supported in its current form.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.